

042.A

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0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

468,700 / 468,700

USE VALUE:

468,700 / 468,700

ASSESSED:

468,700 / 468,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
131		WARREN ST, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: SPERA ZACHARY &		
Owner 2: MUSGRAVE AMY		
Owner 3:		

Street 1: 10 CHAMBERLAIN RD	
Street 2:	

Twn/City: WESTFORD	
St/Prov: MA	Cntry:
Postal: 01886	Type:

PREVIOUS OWNER	
Owner 1: CARBONNEAU MONA L -	
Owner 2: -	
Street 1: 131 WARREN ST UNIT 1	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1911, having primarily Aluminum Exterior and 1105 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	Topo
	1
	Level
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod

102	Condo	0	Sq. Ft.	Site	0	0.	0.00	7506														
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IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
102							0.000		465,900		2,800				468,700						240624	
Total Card							0.000		465,900		2,800				468,700						GIS Ref	
Total Parcel							0.000		465,900		2,800				468,700						GIS Ref	
Source: Market Adj Cost																					Insp Date	
Entered Lot Size																					07/12/18	
Total Land:																						
Land Unit Type:																						

Parcel ID: 042.A-0001-0001.0 Date: !14714!

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	102	FV	459,100	2800	.	461,900	461,900	461,900	Year End Roll	12/18/2019			
2019	102	FV	477,300	2800	.	480,100	480,100	480,100	Year End Roll	1/3/2019			
2018	102	FV	422,400	2800	.	425,200	425,200	425,200	Year End Roll	12/20/2017			
2017	102	FV	385,300	2800	.	388,100	388,100	388,100	Year End Roll	1/3/2017			
2016	102	FV	385,300	2800	.	388,100	388,100	388,100	Year End	1/4/2016			
2015	102	FV	369,900	2800	.	372,700	372,700	372,700	Year End Roll	12/11/2014			
2014	102	FV	353,200	2800	.	356,000	356,000	356,000	Year End Roll	12/16/2013			
2013	102	FV	353,200	2800	.	356,000	356,000	356,000		12/13/2012			

SALES INFORMATION										TAX DISTRICT		ACTIVITY INFORMATION			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name		
CARBONNEAU MONA	63538-1		4/28/2014		398,900	No	No			4/25/2019	Mail Update	JO	Jenny O		
LO PICCOLO BART	54733-461		5/26/2010		366,000	No	No			7/12/2018	Measured	DGM	D Mann		
HOPPE RYAN S	49968-35		8/20/2007		375,000	No	No								
GARRITY DONALD	37835-494		1/29/2003		346,000	No	No								
GARRITY DONALD	37230-469		12/2/2002	Family		No	No								

BUILDING PERMITS										SIGNATURE					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name		
10/3/1902	817	Redo Kit	58,500	C		G4	GR FY04	CONDO CONV RENOVAT							

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			RATINGS UPGRADED FOR PERMIT RENOVATIONS..									
Sty Ht: 3 - 3 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 3 - Aluminum				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 4 - Flat				OTHER FEATURES													
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Very Good												
Color: TAUPE				A Kits:	Rating:												
View / Desir:				Frl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C+ - Average (+)				CONDOS INFORMATION													
Year Blt: 1911	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G4		Fact: .		Floor: 1 - 1st Floor													
Const Mod:				% Own: 33.400001526													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %												
Prim Int Wall: 2 - Plaster				Functional:		%											
Sec Int Wall: 1 - Drywall		%		Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 3 - Hardwood				Override:		%											
Sec Floors: 2 - Softwood		%		Total:	4.6 %												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY													
Subfloor:				Basic \$ / SQ: 295.00													
Bsmnt Gar:				Size Adj.: 1.35000002													
Electric: 3 - Typical				Const Adj.: 0.97010303													
Insulation: 2 - Typical				Adj \$ / SQ: 386.344													
Int vs Ext: S				Other Features: 66389													
Heat Fuel: 2 - Gas				Grade Factor: 1.10													
Heat Type: 1 - Forced H/Air				NBHD Inf: 0.89999998													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC: 100		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 488365													
% Com Wall		% Sprinkled:		Depreciation: 22465													
				Deprecated Total: 465901													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 042.A-0001-0001.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	10X10	A	GD	1911	40.00	T	30	102			2,800		2,800
More: N	Total Yard Items:	2,800	Total Special Features:			Total:	2,800										
IMAGE  AssessPro Patriot Properties, Inc																	
Undisplayed Areas: GLA: 1105																	